

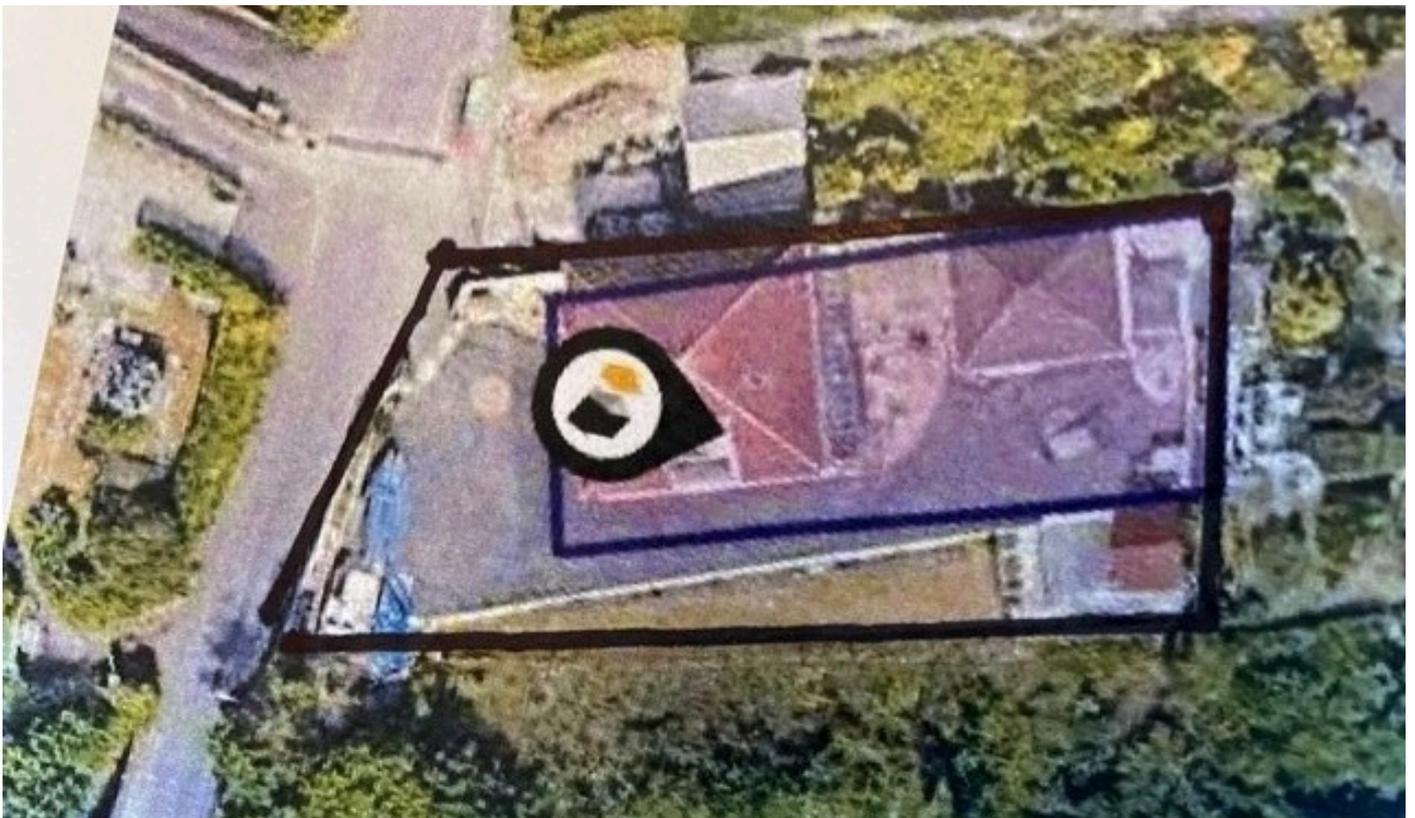


See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Wednesday 11th March 2026



NORMANDY HOUSE, 15, NORMANDY HILL, SALTASH
PASSAGE, PLYMOUTH, PL5 1LE

Lang Town & Country
6 Mannam Road, Plymouth, PL4 7AA
01752 456000
carrie@langtownandcountry.com
www.langtownandcountry.com





Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	5		
Floor Area:	3,027 ft ² / 281 m ²		
Plot Area:	0.16 acres		
Year Built:	Around 1900		
Council Tax:	Band E		
Annual Estimate:	£2,842		
Title Number:	DN282035, DN413185 and DN774058.		
UPRN:	100040469332		

Local Area

Local Authority:	City of Plymouth
Conservation Area:	No
Flood Risk:	
<ul style="list-style-type: none"> ■ Rivers & Seas ■ Surface Water 	<p>Very low</p> <p>Very low</p>

Estimated Broadband Speeds
(Standard-Superfast - Ultrafast)

14mb/s / 1mb/s



Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



15 Normandy Hill, PL5 1LE

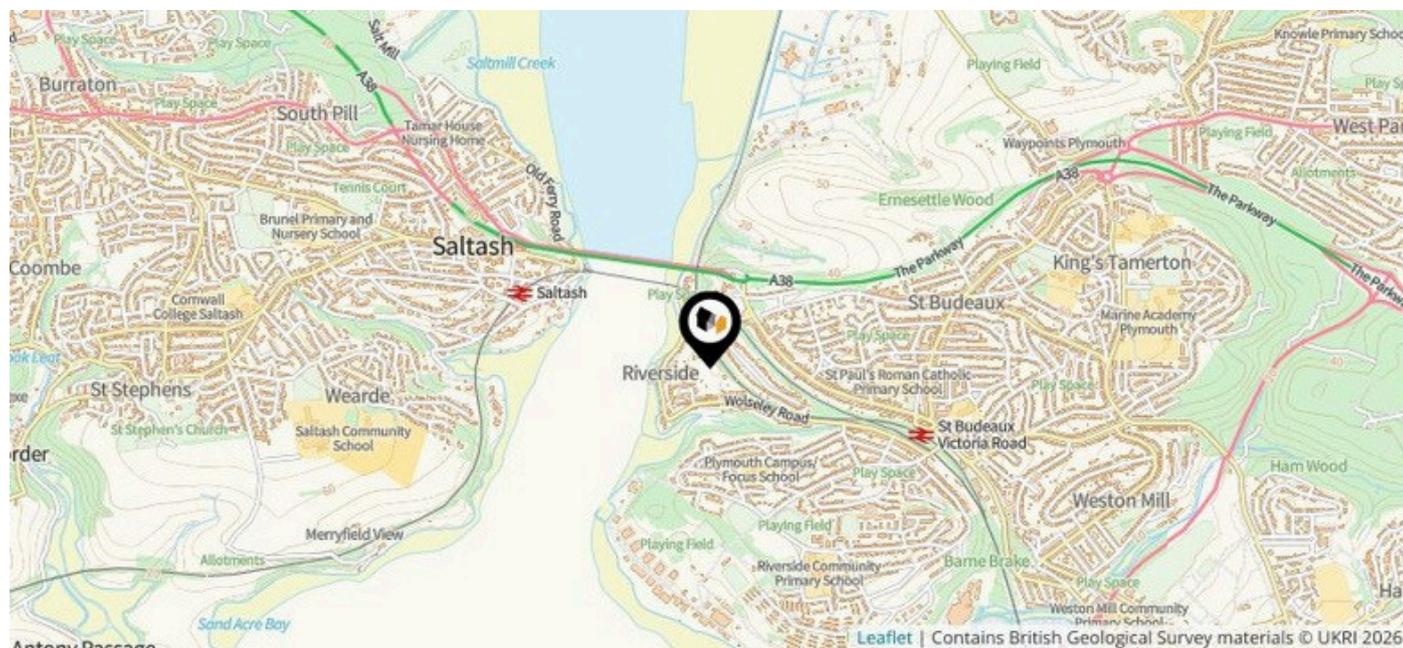
Energy rating

D

Valid until 16.11.2031

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Sha ft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

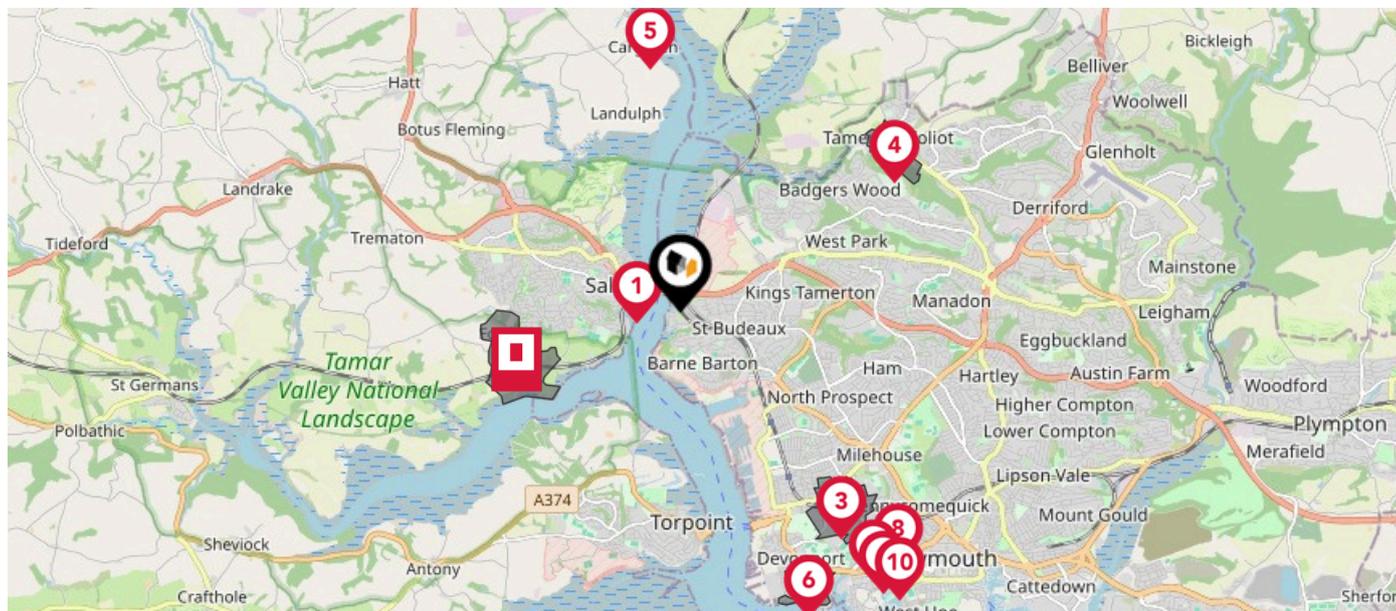
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Lower Fore Street, Saltash



Forder and Antony Passage



St o ke



Tamerton Foliot



Ca r g r e e n



Devo n p o r t



Royal Naval Hospital



North Stonehouse

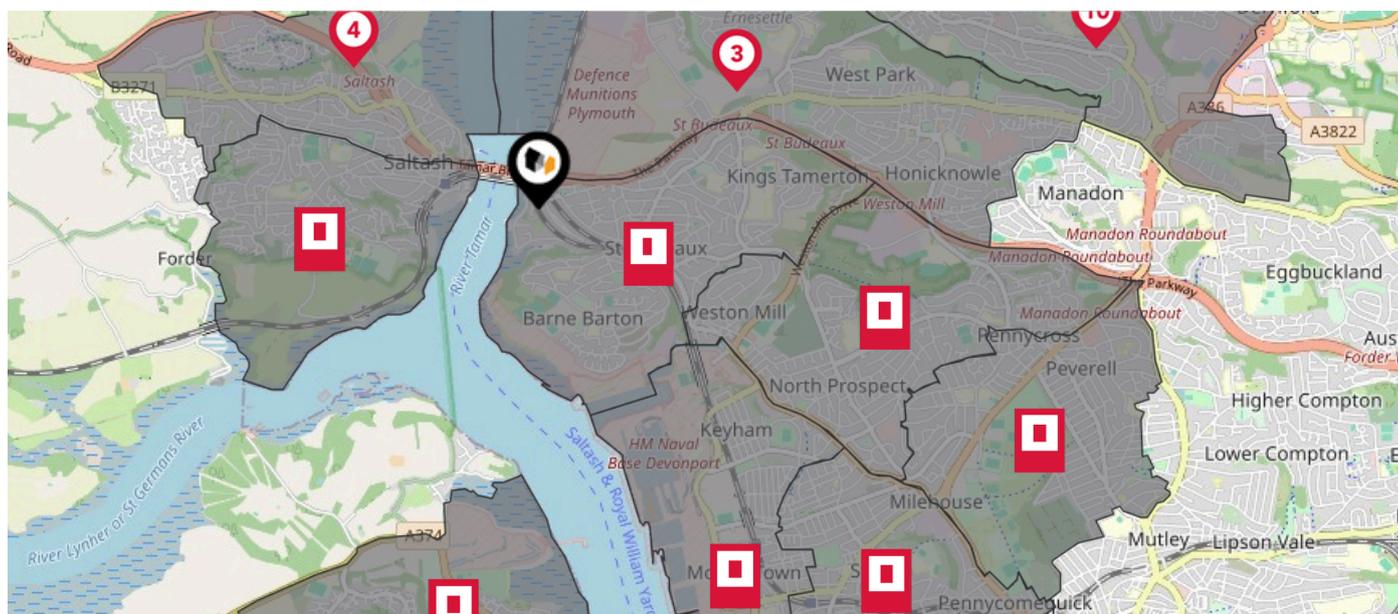


Adelaide Street/Clarence Place



Union Street

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



St. Budeaux Ward



Saltash Essa ED



Honicknowle Ward



Saltash Tamar ED



Ham Ward



Torpoint ED



Devonport Ward



Stoke Ward



Peverell Ward



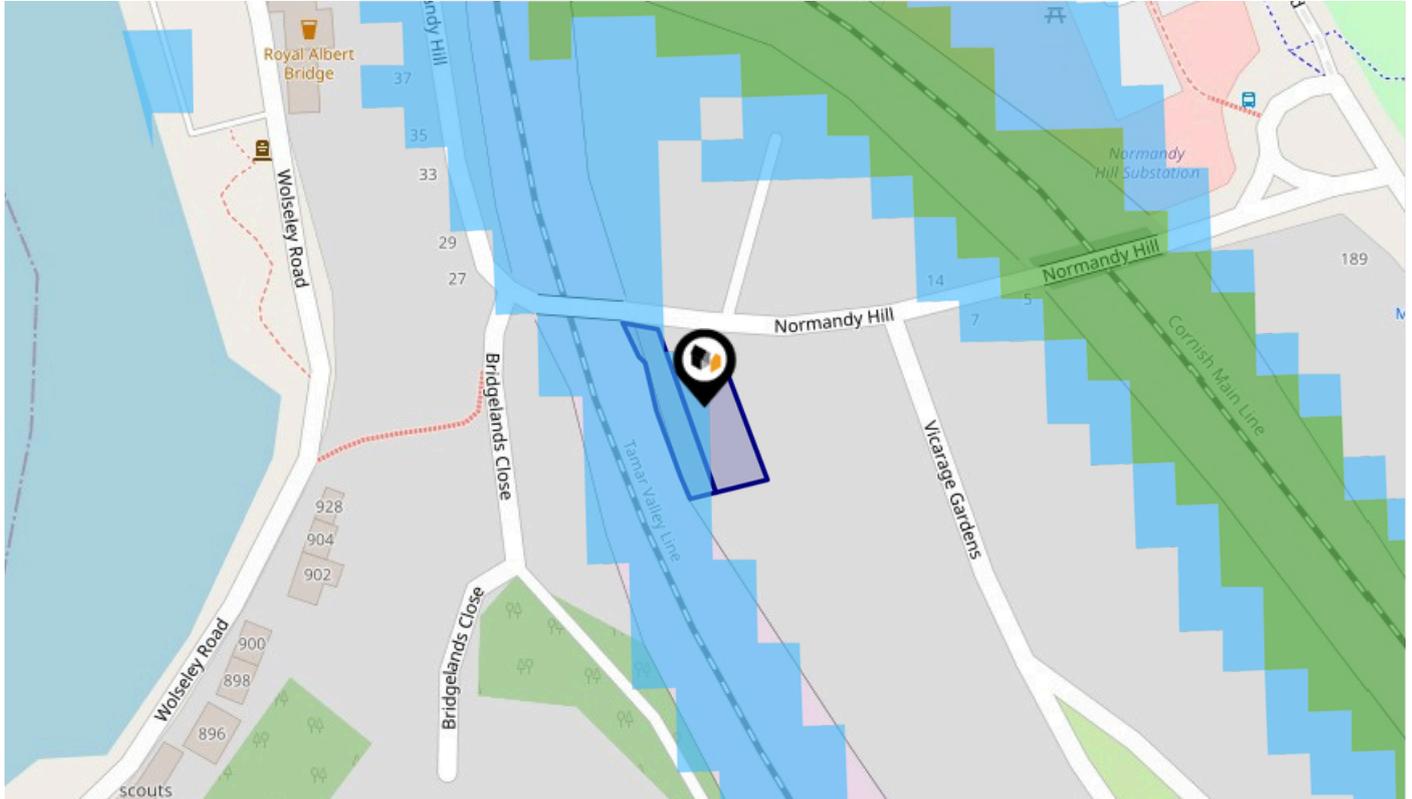
Budshead Ward

Maps

Rail Noise



This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes. The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

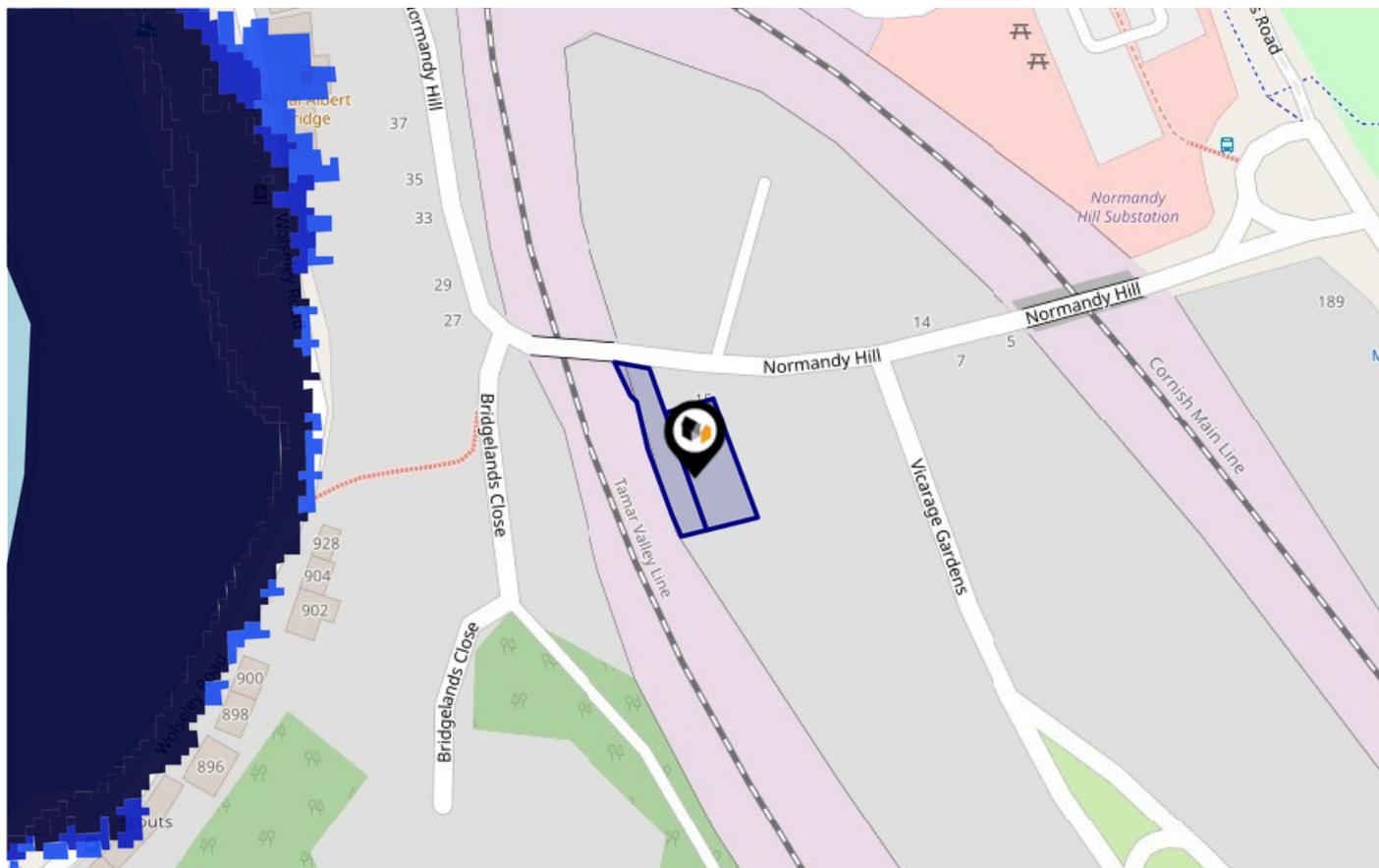


Flood Risk

Rivers & Seas - Flood Risk



This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

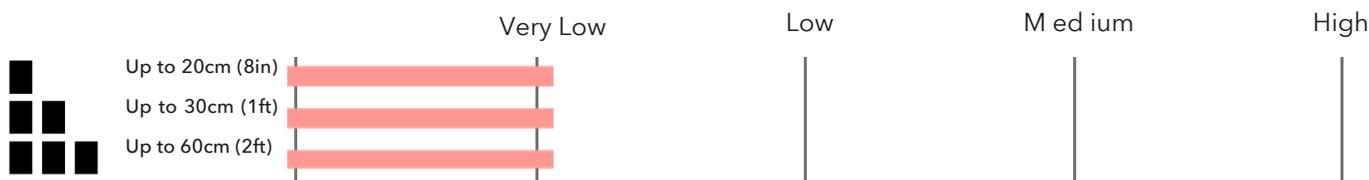


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk - an area which has a chance of flooding of greater than **1 in 30 (3.3%)** in any one year.
- Medium Risk - an area which has a chance of flooding of greater than **1 in 100 (1.0%)** in any one year.
- Low Risk - an area which has a chance of flooding of greater than **1 in 1000 (0.1%)** in any one year.
- Very Low Risk - an area in which the risk is below **1 in 1000 (0.1%)** in any one year.

Chance of flooding to the following depths at this property:

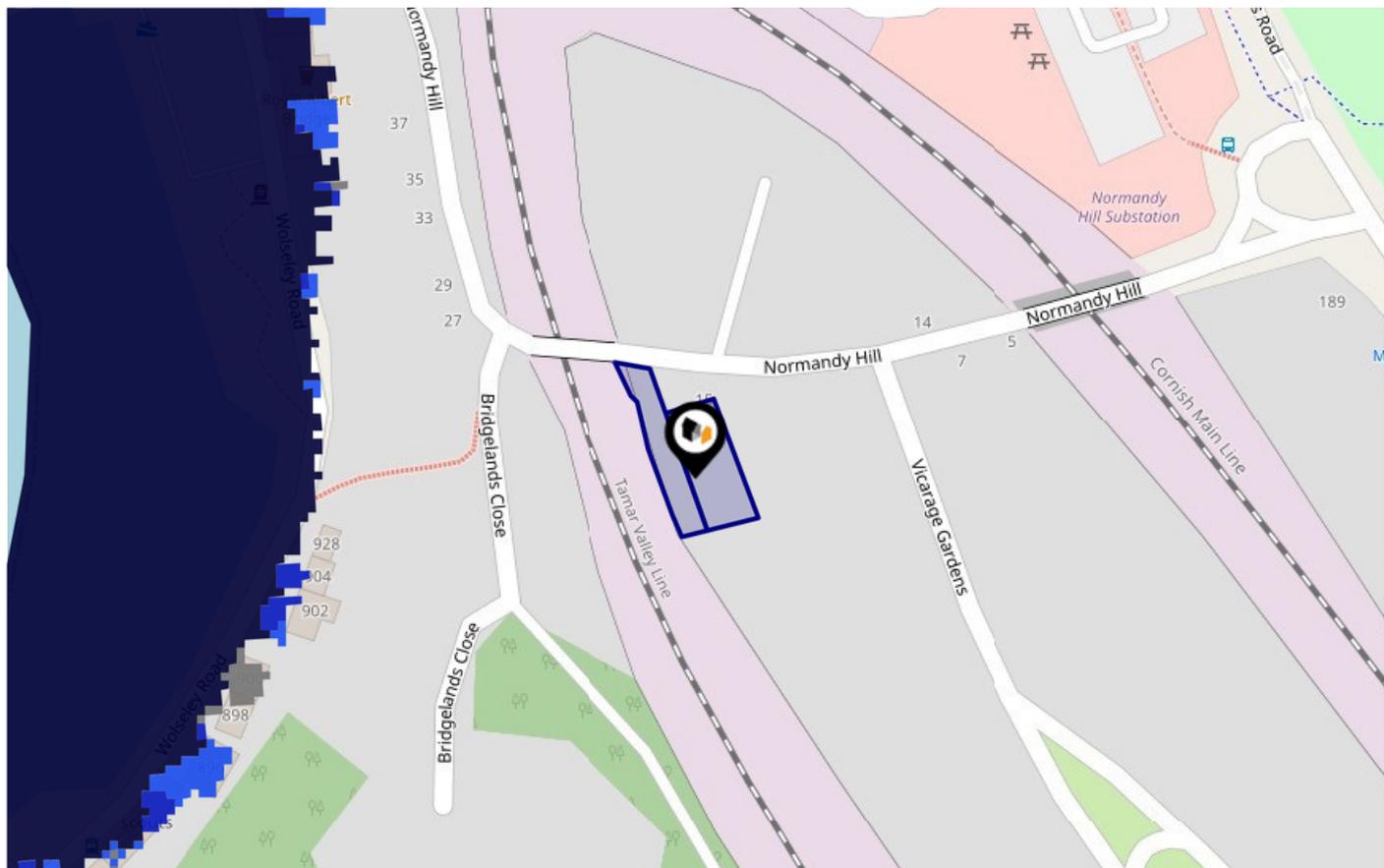


Flood Risk

Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea between 2036 and 2069, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

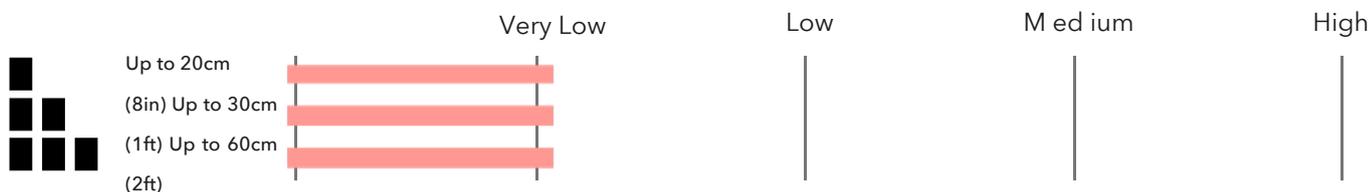


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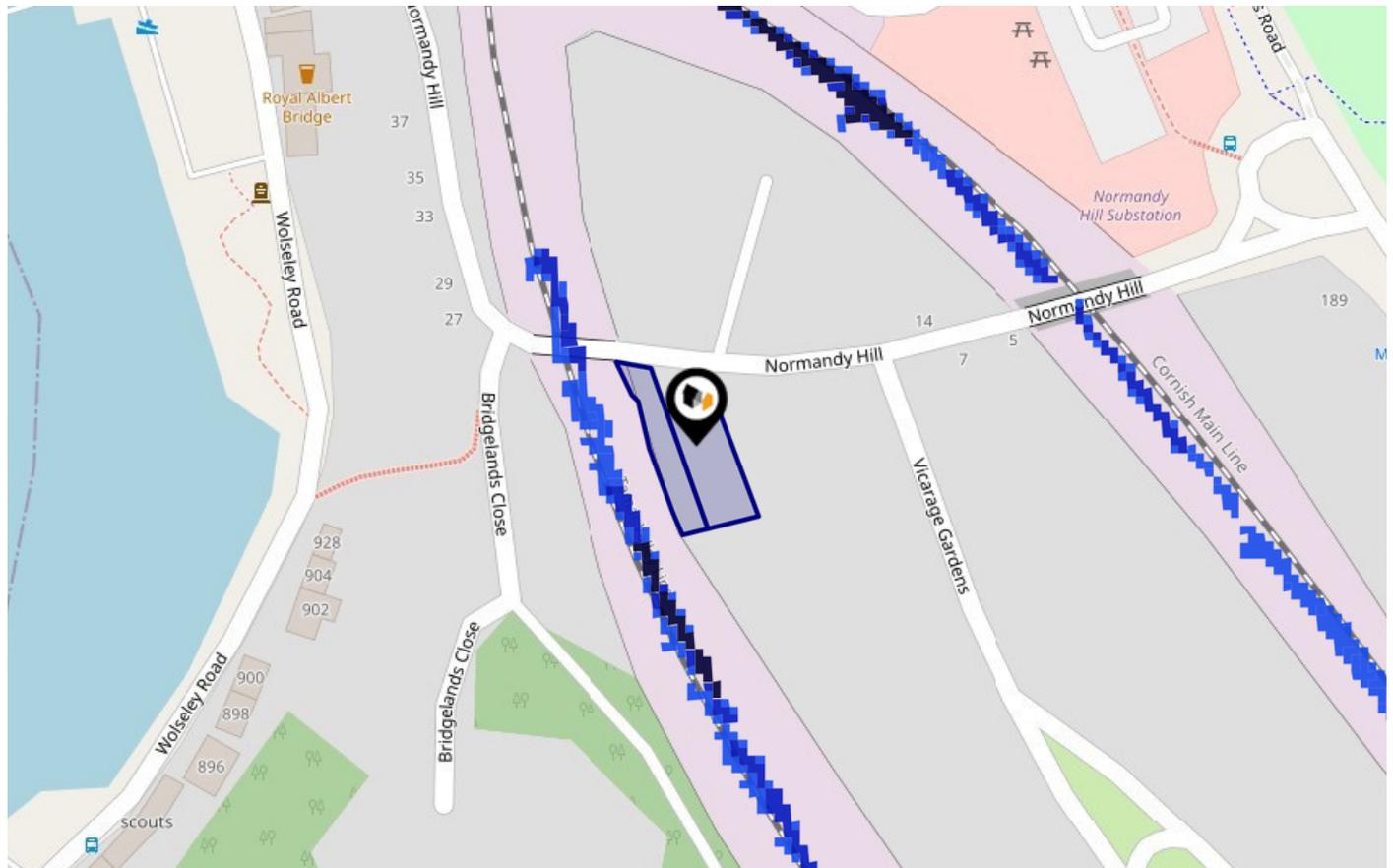


Flood Risk

Surface Water - Flood Risk



This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

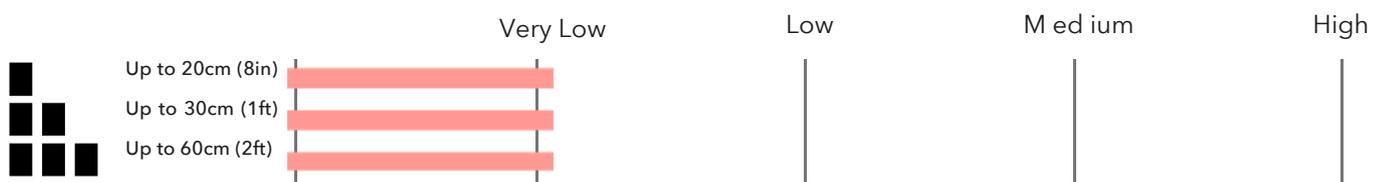


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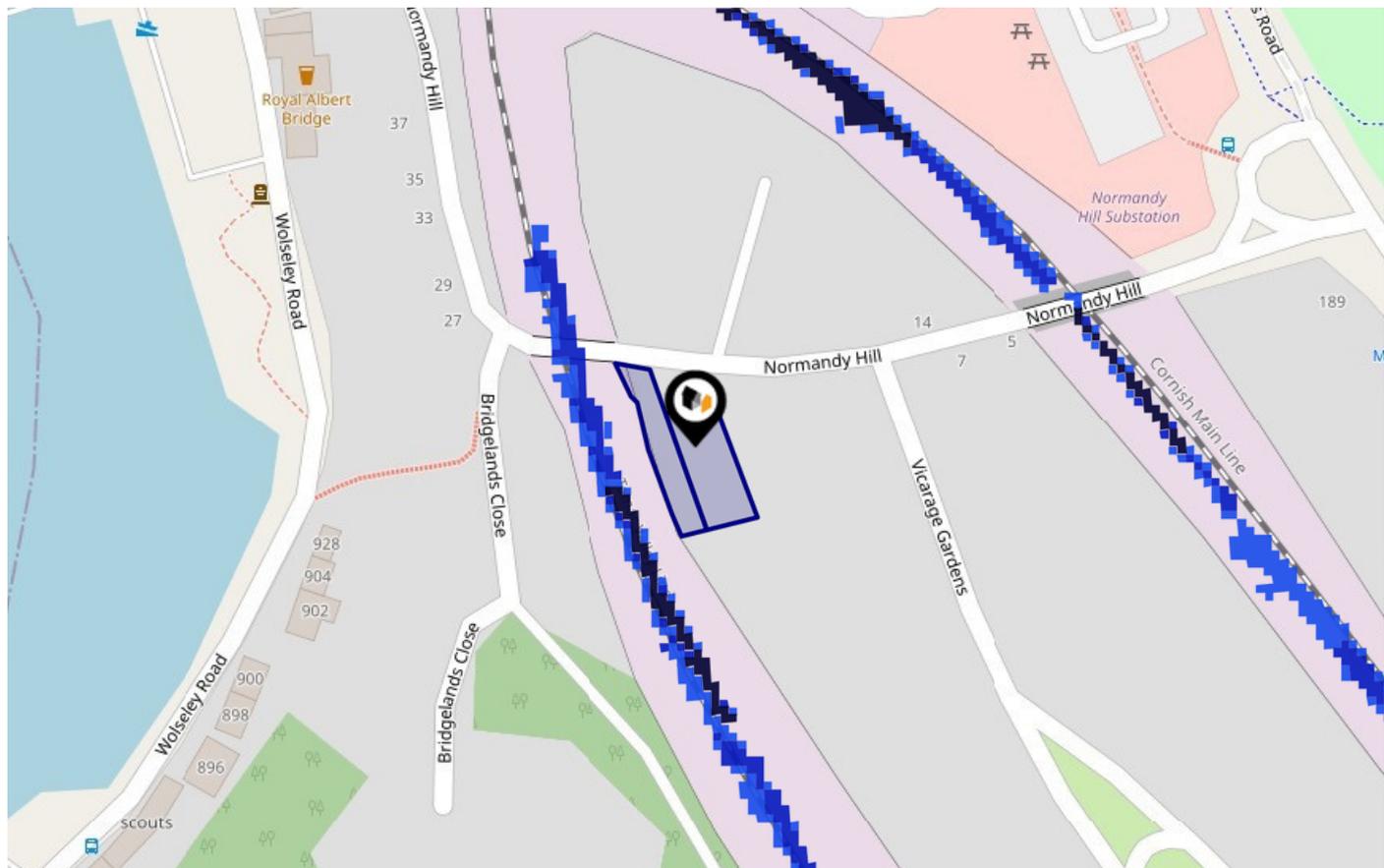


Flood Risk

Surface Water - Climate Change



This map shows the future chance of flooding between 2040 and 2060 where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

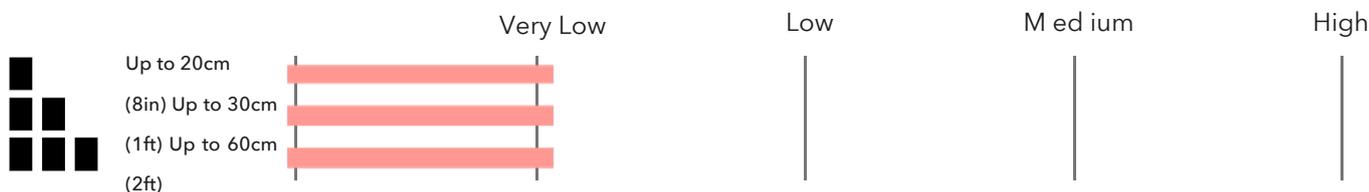


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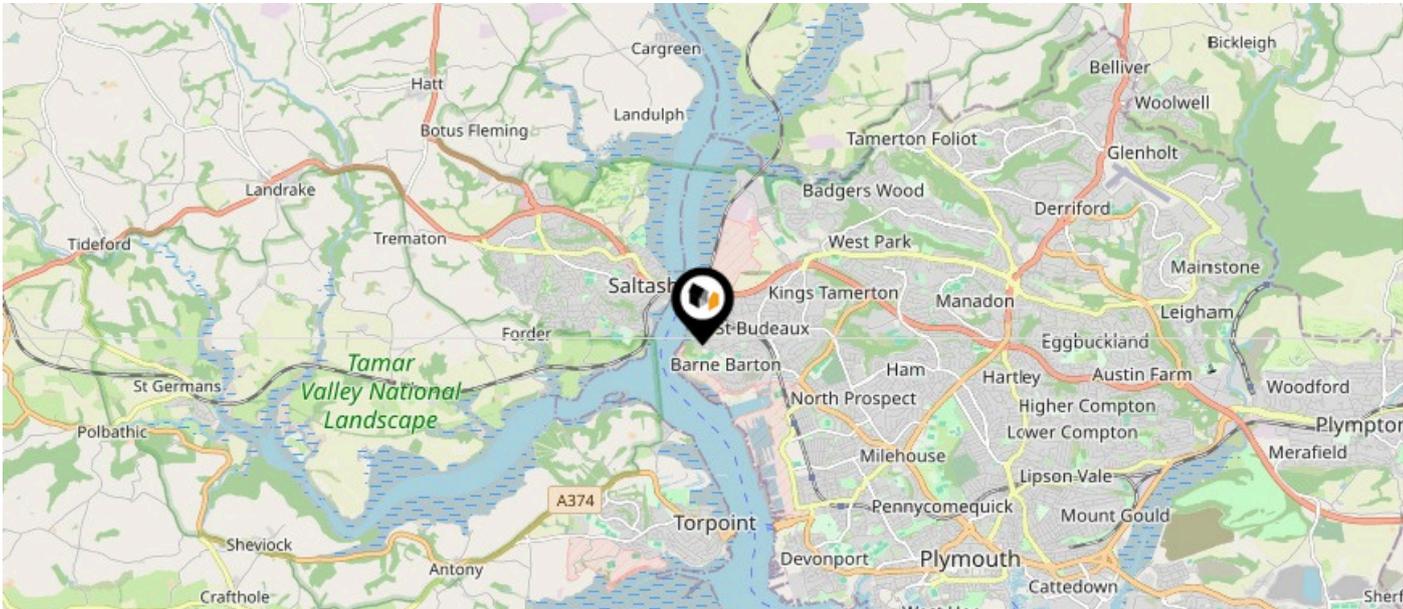
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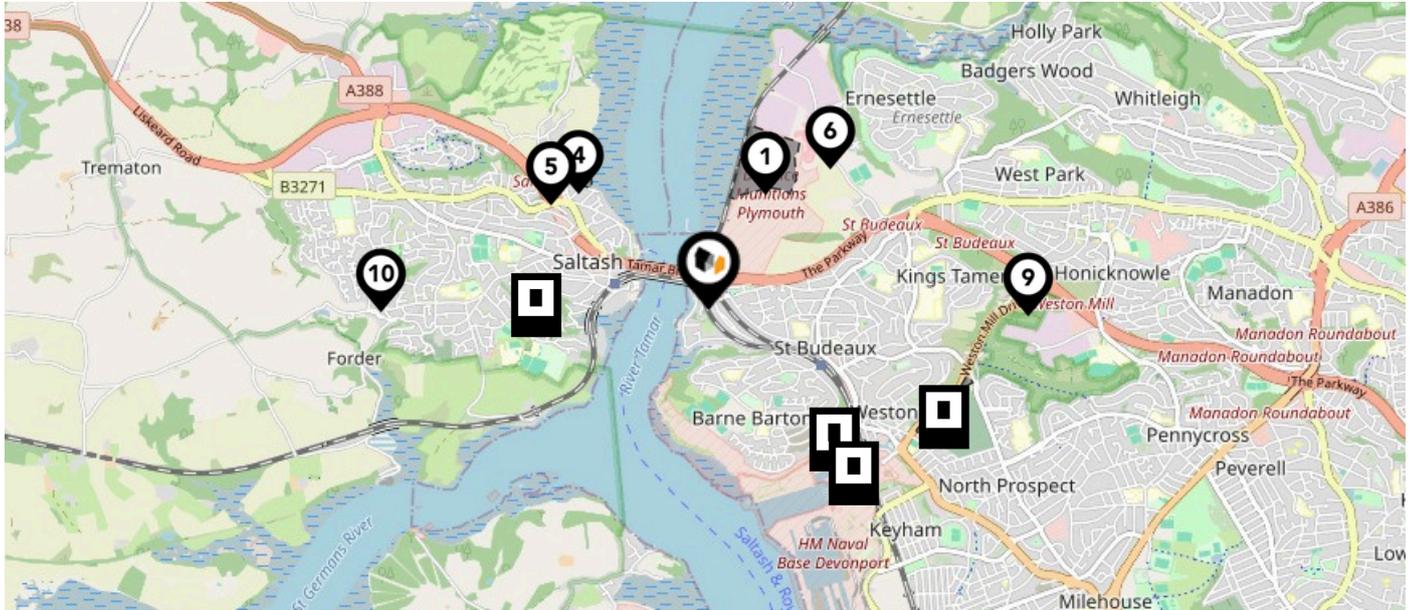
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land

No data available.

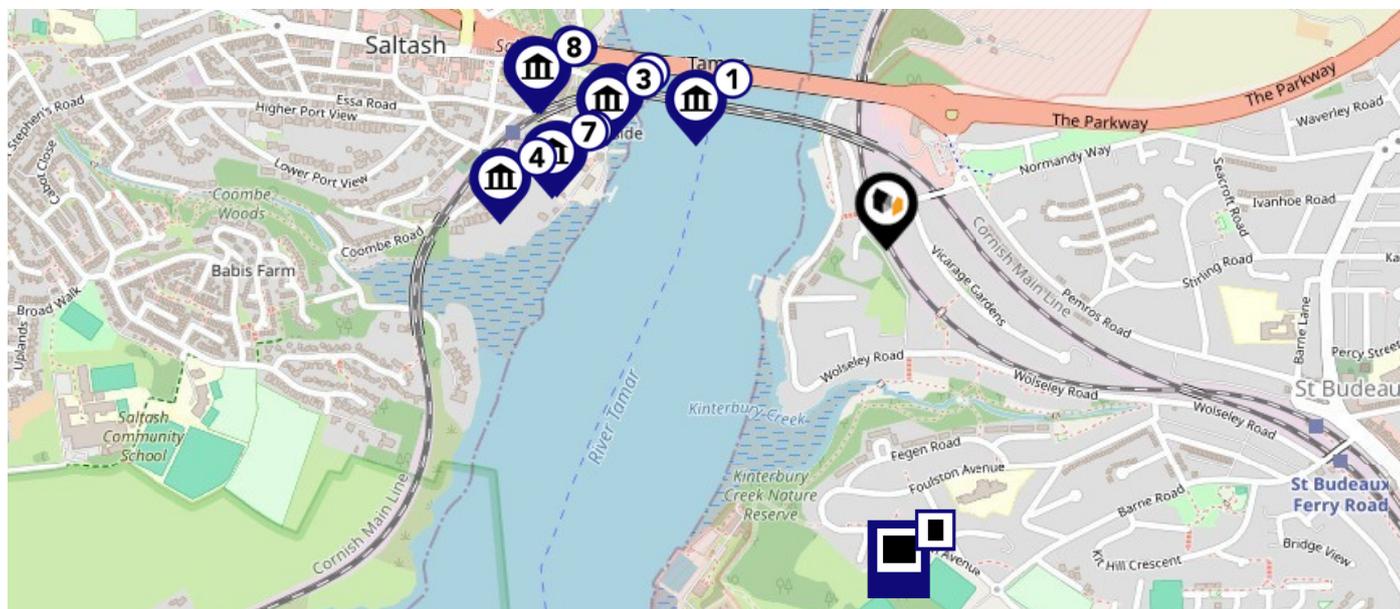
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



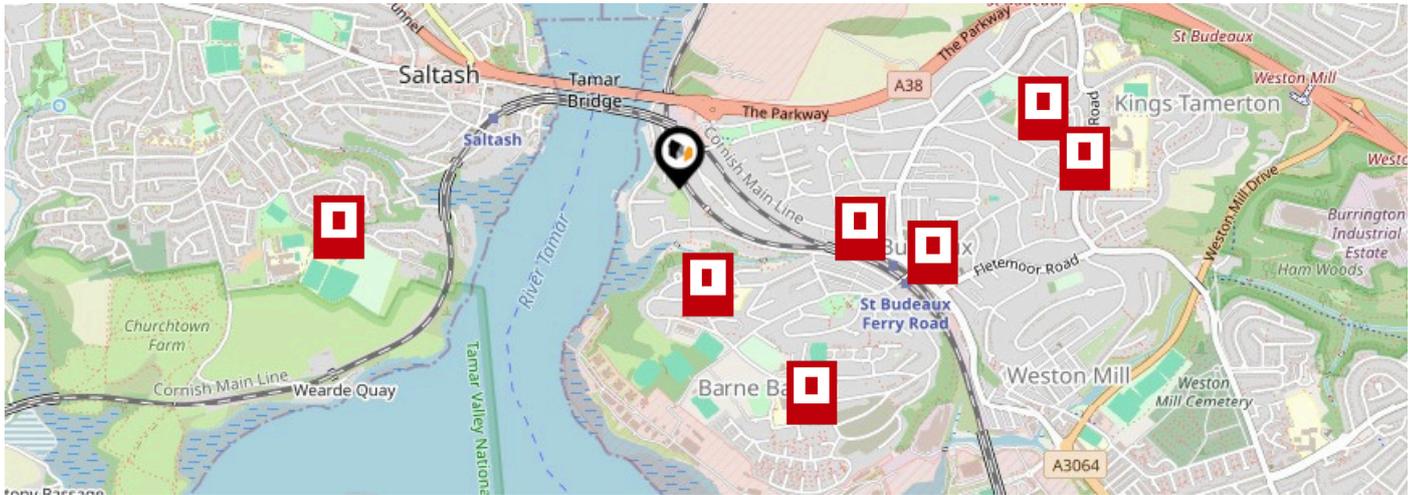
Nearby Landfill Sites

	Little Ernsettle-Little Ernsettle, Plymouth	Historic Landfill 
	Trelawney Road Tip-Saltash, Cornwall	Historic Landfill 
	Weston Mill Lake North-Weston Mill Lake North, Plymouth	Historic Landfill 
	Salt Mill Tip-Saltash, Cornwall	Historic Landfill 
	Saltmill Marsh-Saltmill Marsh, Saltash	Historic Landfill 
	Ernsettle Lane-Ernsettle Lane, Plymouth	Historic Landfill 
	HMS Drake Recreation Ground-Camels Head, Plymouth	Historic Landfill 
	Weston Mill Playing Field-Weston Mill Playing Field, Plymouth	Historic Landfill 
	Coombe Farm-A38 Parkway - Weston Mill Drive, Honicknowle, Plymouth	Historic Landfill 
	Fairmean Road Tip-Saltash, Cornwall	Historic Landfill 

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

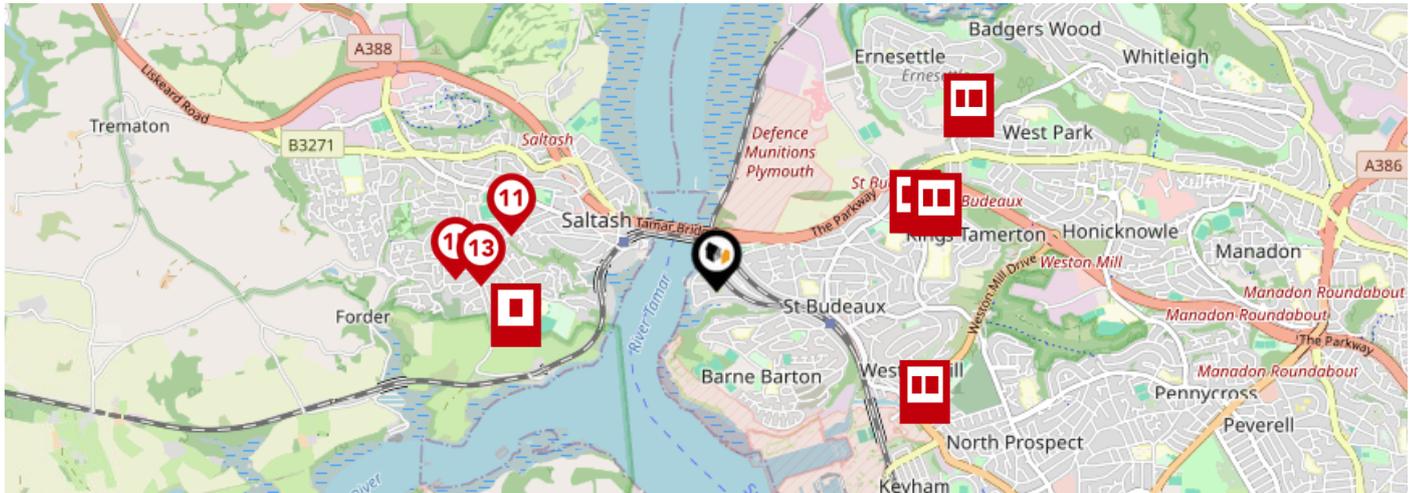


Listed Buildings in the local district	Grade	Distance
 1159292 - Royal Albert Bridge And Seventeen Approach Spans	Grade I	0.0 miles
 1159427 - The Boatman Inn	Grade II	0.3 miles
 1140386 - Doorway To No 10	Grade II	0.3 miles
 1329228 - Culver House	Grade II	0.4 miles
 1140403 - 50, Culver Road	Grade II	0.4 miles
 1159251 - 120, Fore Street	Grade II	0.4 miles
 1159100 - Mary Newman's House	Grade II	0.4 miles
 1140373 - 119, Fore Street	Grade II	0.4 miles
 1390867 - Block Two (former Officers' Quarters) Bull Point Training Centre	Grade II	0.4 miles
 1329251 - 118, Fore Street	Grade II	0.4 miles



Nursery Primary Secondary College Private

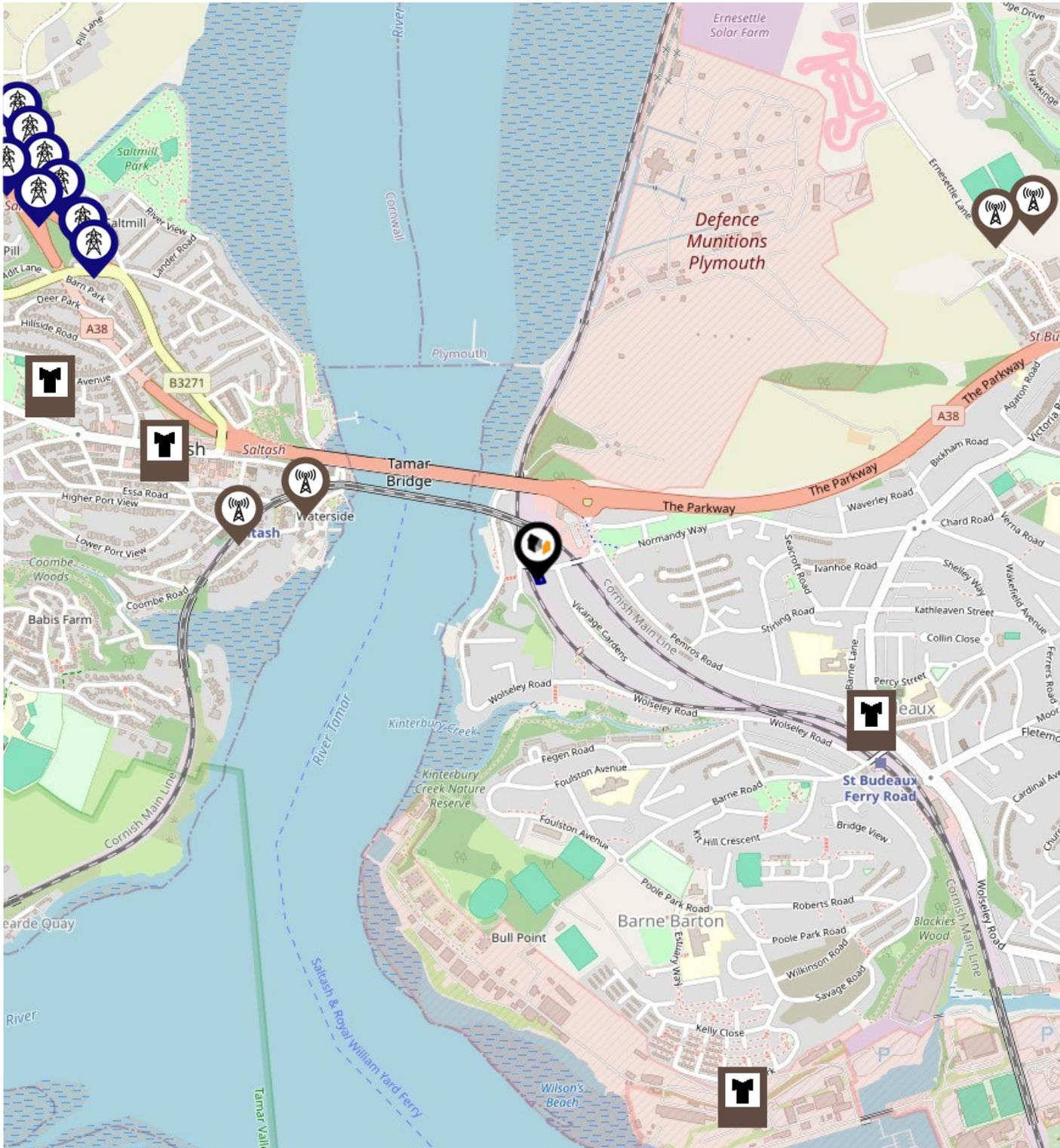
School Name	Ofsted Rating	Pupils	Distance	Nursery	Primary	Secondary	College	Private
Oneschool Global Uk Plymouth Campus	Not Rated	75	0.31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Paul's Roman Catholic Primary School	Good	158	0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Riverside Community Primary School	Good	445	0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Victoria Road Primary	Good	212	0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bishop Cornish CofE VA Primary School	Good	187	0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mount Tamar School	Not Rated	106	0.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marine Academy Primary	Outstanding	507	0.95	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marine Academy Plymouth	Good	973	0.95	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Nursery Primary Secondary College Private

	Saltash Community School Ofsted Rating: Requires improvement Pupils: 1202 Distance:0.97	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Plaistow Hill Primary and Nursery School Ofsted Rating: Good Pupils: 130 Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Brunel Primary & Nursery Academy Ofsted Rating: Good Pupils: 243 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Budeaux CofE Primary Academy Ofsted Rating: Good Pupils: 106 Distance:1.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Stephens (Saltash) Community Primary School Ofsted Rating: Good Pupils: 380 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weston Mill Community Primary Academy Ofsted Rating: Good Pupils: 211 Distance:1.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fountain Head House School Ofsted Rating: Not Rated Pupils: 48 Distance:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ernesettle Community School Ofsted Rating: Outstanding Pupils: 557 Distance:1.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area Masts & Pylons

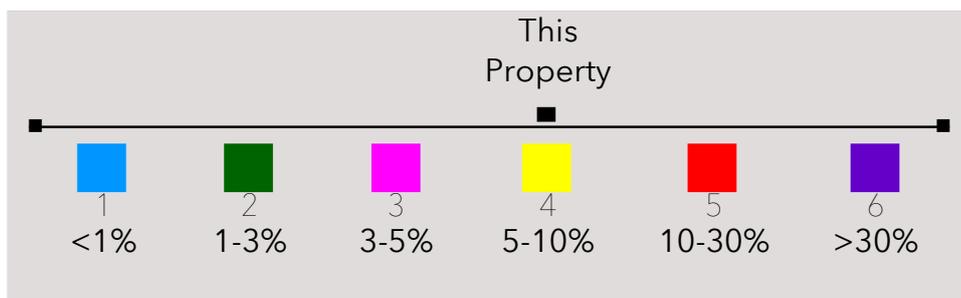
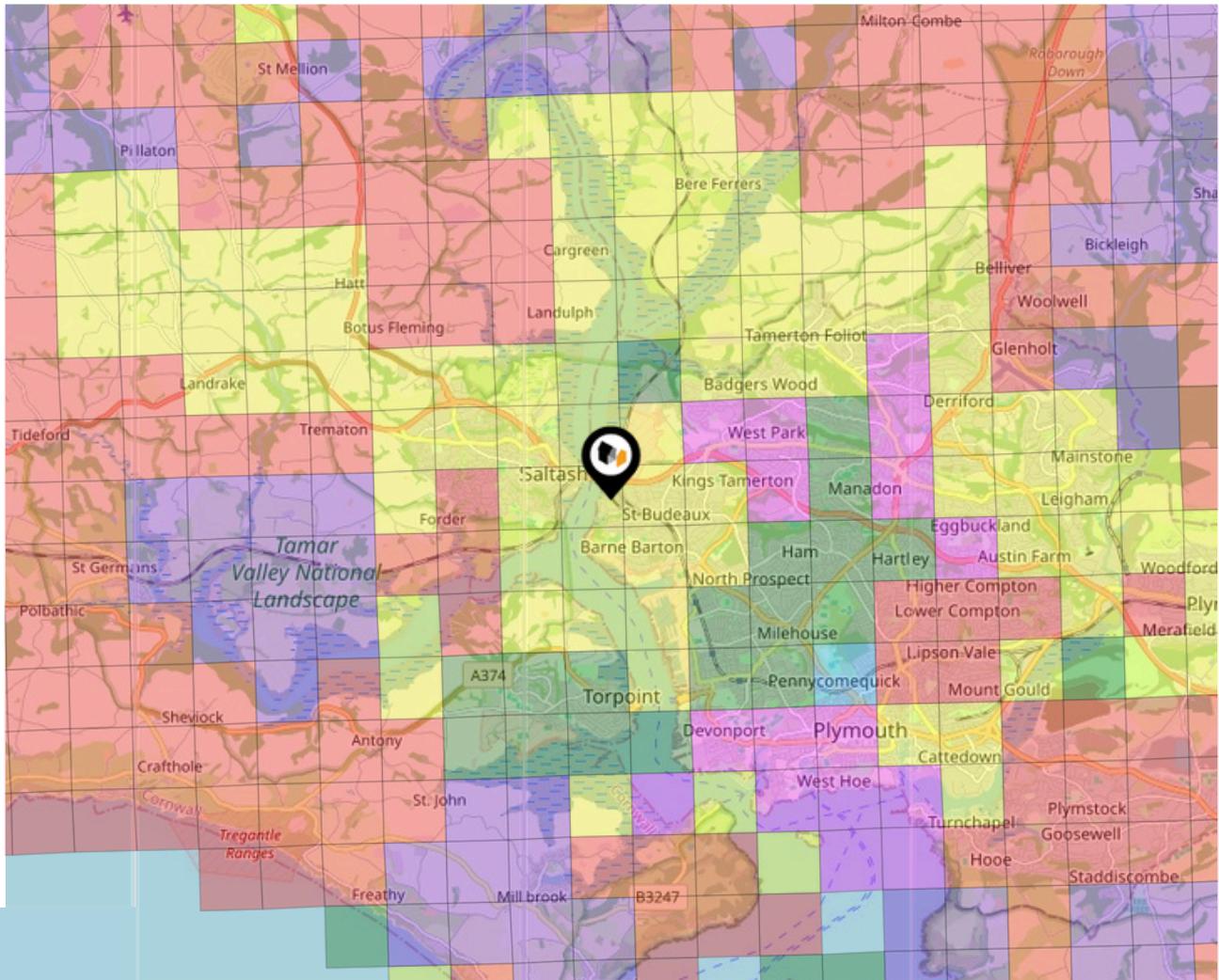


Key:

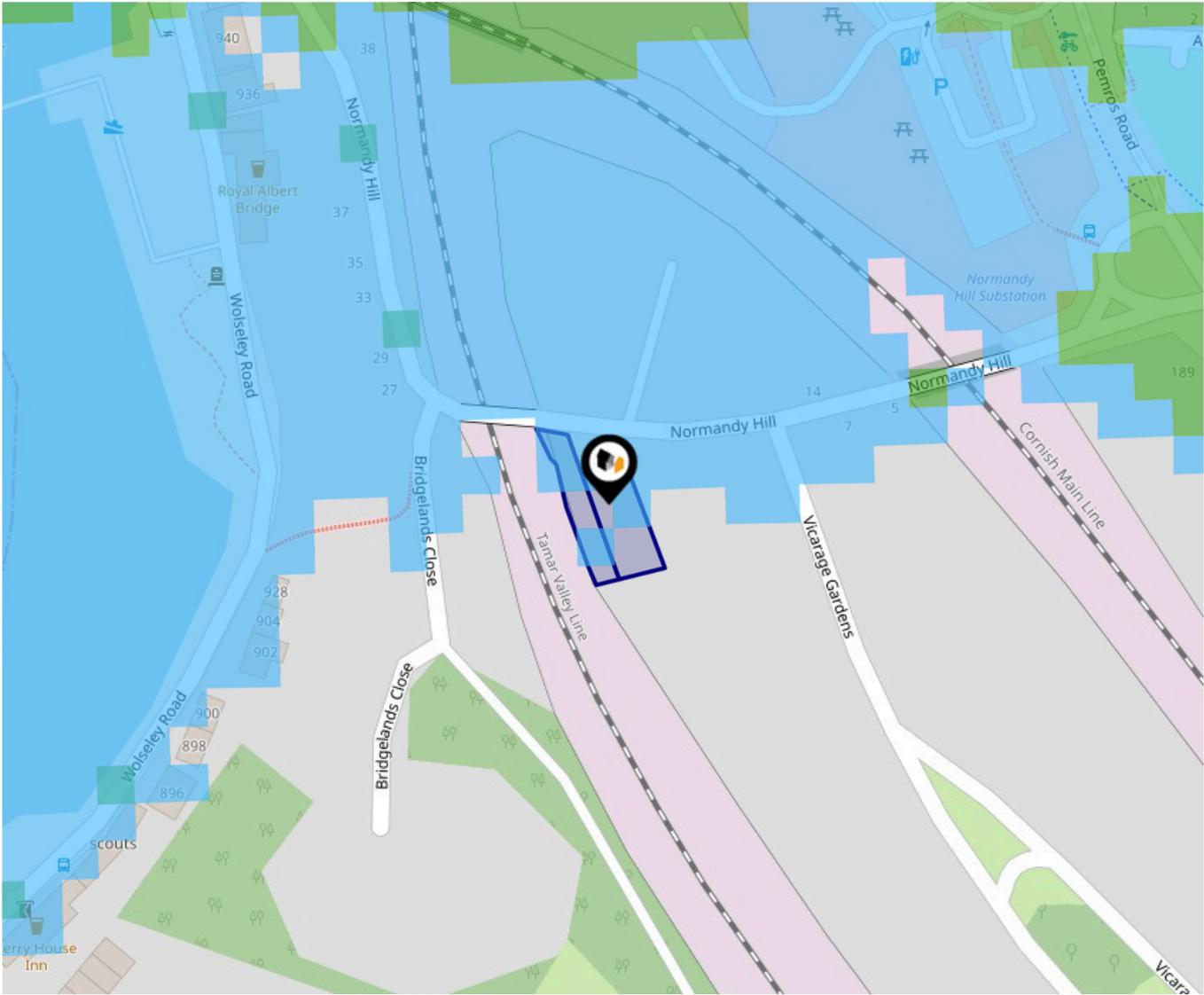
- Power Pylons
- Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Local Area Road Noise



The data indicates the level of noise according to strategic noise sources across all traffic routes. This indicates a 25 house annual average noise level with separate weightings for the evening and the night periods.

- 75.0+ dB
- 70.0-74.9
- dB 65.0-
- 69.9 dB
- 60.0-64.9
- dB 55.0-
- 59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:

Parent Material Grain:

Soil Group:

NONE

ARGILLACEOUS

MEDIUM TO LIGHT(SILTY)

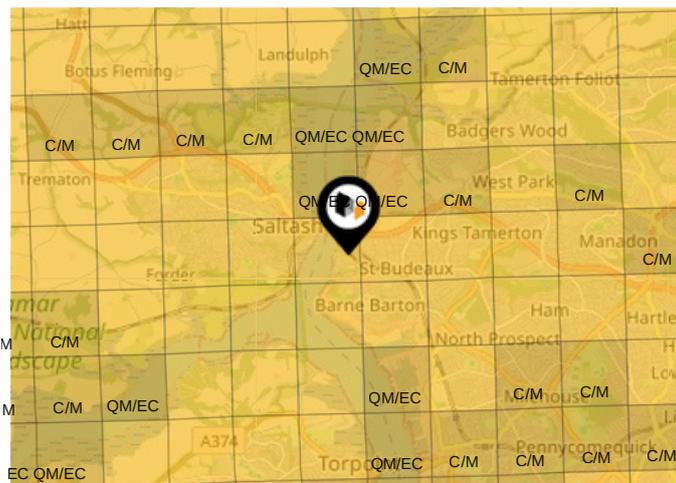
TO HEAVY

Soil Texture:

CLAY TO CLAYEY LOAM

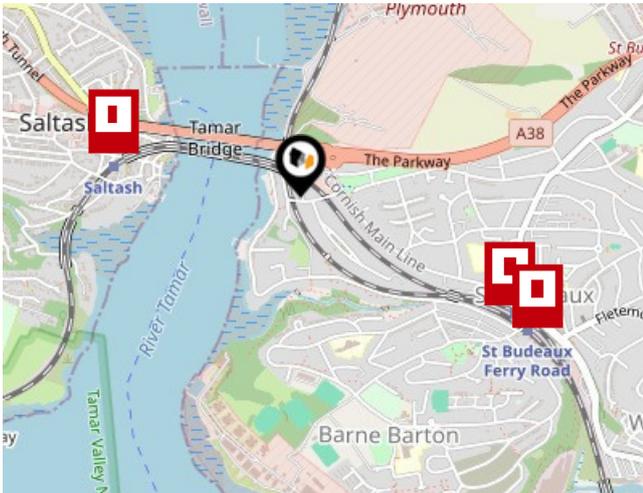
Soil Depth:

DEEP



Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC RC L	Residual Clay
/L	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC TC	Terrace Clay
/L L	Terrace Clay & Loamy Loess



National Rail Stations

Pin	Name	Distance
	Saltash Rail Station	0.45 miles
	St Budeaux Victoria Road Rail Station	0.55 miles
	St Budeaux Ferry Road Rail Station	0.63 miles



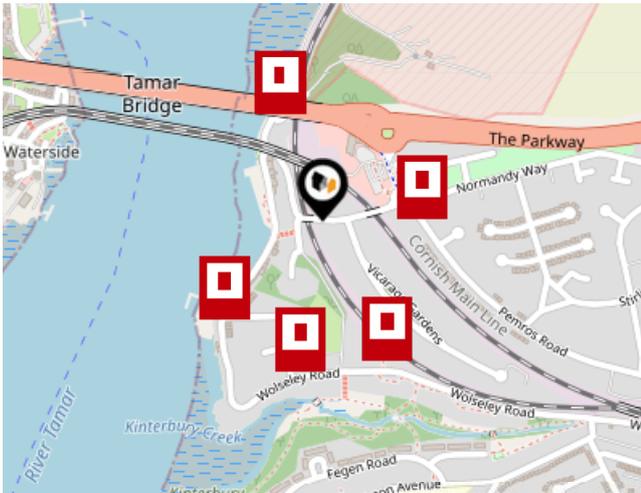
Trunk Roads/Motorways

Name	Distance
M5 J31	35.55 miles
M5 J30	38.65 miles



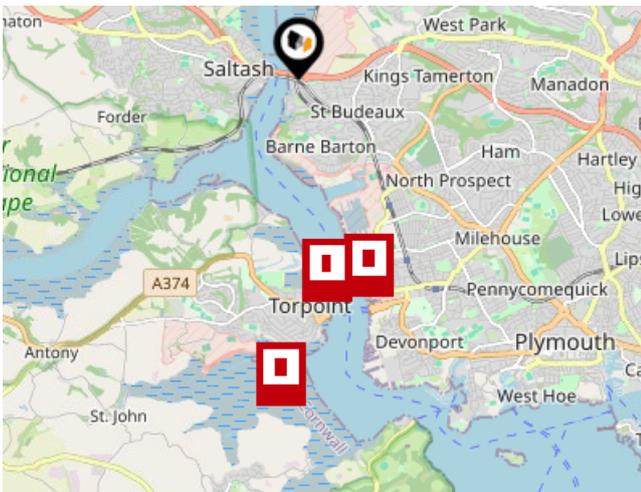
Airports/Helipads

Pin	Name	Distance
	Glenho It	4.09 miles
	St Mawgan	35.64 miles
	Exeter Airport	41.09 miles
	Joppa	68.25 miles



Bus Stops/Stations

Pin	Name	Distance
1	Saltash Passage	0.14 miles
2	Little Ash Road	0.18 miles
3	Mackenzie Place	0.12 miles
4	Vicarage Gardens	0.18 miles
5	Little Ash Gardens	0.16 miles



Ferry Terminals

Pin	Name	Distance
1	Torpoint Ferry Terminal	2.12 miles
2	Devonport Ferry Terminal	2.16 miles
3	Cawsand Beach Ferry Landing Pier	3.09 miles

Lang Town & Country

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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